
Blighted Property Review Committee
Thursday, March 21, 2013
Certification Hearing
Meeting Report

Mr. Olsen called the Certification Hearing to order at 6:07 pm. He announced that a quorum was present.

Mr. Olsen announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met any of the 12 conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, and could be certified or determined as blighted.

BPRC Attendance: L. Olsen, R. Corcoran, W. Bealer, H. Urena, M. Wolfe, D. Luckey

Staff Attendance: L. Kelleher, T. Butler, Esq., M. Reinhart, B. Nicarry

Mr. Olsen asked Ms. Butler, attorney from the City's Law Department, to conduct the hearing. He stated that properties with owners present will be taken first and the remaining properties will be handled in a consent agenda fashion.

Ms. Butler explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance. All property owners were provided with a copy of the property packets that will be entered into the record.

Properties for Removal

Mr. Olsen stated that the following properties are listed for removal from the blighted list or process, as they no longer meet the blight criteria:

- 430 Spring St, Edward Daniszewski, 20 Dautrich Rd Reading PA 19606, purchased Feb 2003 (remove from process)
- 820 Summit Chase, Taran SH LLC, 1850 Eastwood Ave, Highland Park IL 60035, purchased March 2013 (remove from list)

Ms. Butler stated that all issues at these properties have been corrected and that the properties no longer meet the blight criteria.

Mr. Urena moved, seconded by Mr. Corcoran, to remove these properties from the list or process. The motion was approved unanimously.

CERTIFICATION HEARING

1. 211 Gerry St., Harvey, Mary and Kenneth Moyer, owners, 301 S Wyomissing Ave Shillington Pa 19607 no purchase date listed

Ms. Butler asked Mr. Moyer to step forward. Ms. Kelleher administered the oath to Mr. Moyer. Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail and posted on the property on January 28, 2013
- Delinquent water charges totaling \$2924.52; Water off Jan 2009
- Electric Off
- Gas Meter removed 2009
- Delinquent Taxes \$3462.05 2012 City, School and County
- Trades: New roof since Jan, exposed wood from lack of siding, tiles, no gutters
- Codes: N/A
- Delinquent Recycling Charges \$ 277.62
- Liens N/A

Ms. Butler stated that since the affidavits were prepared, Mr. Moyer paid the water, trash and recycling delinquencies. She noted that the status of the electric utility was not included on the January sheet; therefore Mr. Moyer was unaware that the service needed to be connected.

Mr. Moyer stated that he worked to correct the issues identified with this property. He described his difficulty in reaching RAWA to reconnect his water utility after the delinquency was paid. He stated that it took several days of calling before he finally talked with a RAWA employee. He stated that the water service is to be connected tomorrow.

Ms. Butler suggested tabling the property until next month. She stated that the City can recheck the status of the water and electric service before the hearing and let Mr. Moyer know if he needs to attend the April hearing or if the property will be removed from the process.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

Mr. Luckey moved, seconded by Mr. Bealer, to table 211 Gerry St until the April hearing. The motion was approved unanimously.

2. 741 N 2nd St, Nicholas Batista and Lillian Brown, 741 N 2nd St Reading PA 19601, purchased July 2004

Ms. Butler asked Mr. Batista to step forward. Ms. Kelleher administered the oath to Mr. Batista.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail and posted on the property on January 28, 2013
- Delinquent water charges totaling \$2654.35; Water off May 2011
- Delinquent Taxes \$2047.73 City, School and County 2011-12
- Electric Off
- Gas Off 2012
- Trades: fence collapsing, wooden front steps rotting, no improvement since January
- Codes: Unpaid work orders and 17 QoL weeds, trash and trash container \$1959.38 – in amnesty program
- Delinquent Trash and Recycling Charges \$848.03
- Liens totaling N/A

Mr. Batista stated that he will replace the fence, repair the steps and restore the electric utility within 30 days.

Ms. Butler inquired about the delinquent taxes, water and trash/recycling. Mr. Batista stated that he plans to go on a payment plan.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Ms. Wolfe moved, seconded by Mr. Bealer, to approve the certification of 741 N 2nd Street as a blighted property. Mr. Urena abstained due to his personal relationship with Mr. Batista. The motion was approved unanimously.

Ms. Butler told Mr. Batista that he should remain in contact with Ms. Reinhart from Property Maintenance, as the property can be removed from the list when the issues at

the property are corrected.

3. 702 N 10th St, Tony Tran, owner, 1803 Glenifer St, Phila, purchased Nov 2011

Ms. Butler asked Mr. Tran to step forward. Ms. Kelleher administered the oath to Mr. Tran.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail and posted on the property on January 28, 2013
- Delinquent water charges totaling \$30.52; Water off
- Delinquent Taxes N/A
- Electric Off
- Gas Off since 2011
- Trades: Substantial fire damage in rear, broken out windows leave property exposed to the elements. No improvement since January.
- Codes: Fire damage, unpaid work order to secure property and unpaid housing permits totaling \$646.56
- Delinquent Trash charges \$152.72
- Liens N/A

Mr. Tran stated that he has entered into a rehab agreement and pulled the required permits. He stated that he plans to begin work on the property on May 12th. He stated that he was unaware of the need to obtain a housing permit before the rehab but he stated that he will now register the property as vacant for rehab.

Mr. Tran stated that he and his brother did not receive the inspection notice due to their change in address.

Ms. Reinhart explained that it is the responsibility of the property owner to inform Property Maintenance when they have a change in address. She stated that claims that inspection notices were not received will not eliminate the "No Show" and administrative fees. She stated that the next inspection is scheduled for April 22nd.

Ms. Butler advised Mr. Tran to remain in touch with Ms. Reinhart as the property can be removed from the list after the rehab is completed.

Mr. Olsen inquired when the last Trades inspection occurred. Mr. Nicarry stated that his last inspection occurred on the day listed on the affidavit, March 6th.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Corcoran moved, seconded by Mr. Urena, to approve the certification of 702 N 10th St as a blighted property. The motion was approved unanimously.

4. 1538 Mineral Spring Rd, Mary Lou Petrucci owner, 1538 Mineral Spring Rd, Rdg, 19601 purchased June 2007

Ms. Butler stated that the property owner and her legal counsel are not present; however, several neighbors would like to provide Public Comment.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail and posted on the property on January 29, 2013
- Delinquent water charges totaling \$452.53; Water on
- Delinquent Taxes \$2995.76 2012 City, School and County
- Electric on
- Gas N/A
- Trades: no exterior structural issues
- Codes: Total unpaid Property Maintenance fees \$2375, 4 Placards - 2 by Health for unsanitary conditions and 2 by Property Maintenance for sanitary conditions caused by the water system, No show for scheduled 2-11-13 inspection
- Delinquent Trash and Recycling \$1044.47
- Liens N/A

Ms. Butler stated that the property owner and her legal counsel are not present.

Public Comment

Ms. Butler opened the floor for public comment. Ms. Kelleher administered the oath to **Gail Walsh.**

Ms. Walsh stated that she resides in the adjoining property. She stated that the deteriorated condition of this property has damaged the value of other properties in the area. She noted that the property owner has taken no corrective action since January. She also presented the Board with a log showing the excessive number of days that the property owner resided in the property. She noted that at the January owner the

property owner stated that she now resides in Lancaster, which was a lie while under oath. She also stated that the property owner stated that she would deed the property to her daughter when the property is remediated; however, the daughter shares the same lifestyle as the property owner. She again stated that there has been no improvement in the condition of this property and that the smell of cat urine still crosses into her adjoining property. She also stated that the property owner's claim that the trash filled truck no longer sits at the rear of the property is another lie. She stated that as there are warrants out for the property owner's arrest, it is not surprising that she decided not to attend the hearing.

Ms. Walsh noted that she takes time off from work to attend court hearings about this property. She expressed the belief that the City needs to step in and take possession of this property.

Ms. Kelleher administered the oath to **Greg Roupp**.

Mr. Roupp stated that he has lived in this block for 18 years and that he and other neighbors work together to keep the grass alleyway mowed so it can be used to serve those who use off street parking. He stated that the distinct smell of cat urine emanates from the property and is noticed when simply walking by the property. He agreed that the trash filled truck still sits at the rear of the property. He expressed the belief that the property is a disaster caused by the questionable lifestyle of the property owner. He asked the City to take possession of this property.

Ms. Kelleher administered the oath to **Robert Heileman**.

Mr. Heileman agreed with the previous comments. He stated that he has resided in this neighborhood for 14-15 years. He stated that he too works to keep the alleyway clear so it can be used to access off street parking. He noted that the over abundance of multi unit rental properties in this block create a parking shortage. He stated that the rear parking area of this property is so overgrown that it prevents others from passing in the alleyway. He stated that when he tried to correct this problem he was verbally abused by the property owner. He noted that the property owner at one time also kept two turkeys at this property in addition to the other animals that were removed by the Animal Rescue League. He stated that the trash filled truck has been sitting at the rear of this property for three years.

Mr. Olsen expressed the belief that the neighbors should not have to live with the conditions at this property. He promised to encourage the City to act quickly on this property.

Mr. Olsen moved, seconded by Ms. Wolfe, to certify 1538 Mineral Spring Rd as a blighted property. The motion was approved unanimously.

5. 1012 Pear St., Raymond Jackovitz, owner, 3235 E Grant St, Slatington PA 18080, purchased Jan 2004

Ms. Butler stated that the conditions at this property no longer meet the blight criteria and she recommended that it be removed from the process.

Mr. Urena moved, seconded by Mr. Corcoran, to remove 1012 Pear St from the blighted property process. The motion was approved unanimously.

Consent Agenda

Ms. Butler inquired if anyone representing the following properties is present and inquired if anyone in the audience would like to provide comment on the following properties.

- 211 Greenwich St, Eric John Wells, owner, 211 Greenwich St, Reading PA 19601, purchased Aug 2000
- 1252 Perkiomen Ave., Eastern Development Property Trust, owners, 701 S Broad St Philadelphia Pa 19147, no purchase date listed
- 1340 N 10th St., Richard and Bertha Hafer, 1005 Beech St Reading Pa 19605, No purchase date listed
- 915 N Front St, Robert and Sandra Clark, owner, 915 N Front St, Reading 19601, No purchase date listed
- 618 Birch St, Neil McClean, owner, 2038 Salisbury Dr Apt A Bowling Green KY 42101, purchased Aug 1998
- 1453 Fairview St, Mark French, owner, 317 Warwick Dr Reading Pa 19610, purchased March 1998
- 922 Perry St, Orlando Matos, 922 Perry, Rdg, 19604 purchased Feb 2002
- 517 Perry St, Elizabeth Polk, 4412 Bloomfield Ave # F-1 Drexel Hill Pa 19026, purchased Jan 2006
- 522 Heine St, Chia-Chang Liu, 3437 Bartlett Ave Rosemead CA 91770, purchased April 2007
- 641 S 10th St, John Dorscheimer, owner, 641 S 10th Street Reading PA 19601, No purchase date listed
- 526 Douglass St, Casimir Edner, owners, 181 Hawthorne St Apt 4f Brooklyn Ny 11225, Purchased July 2008
- 1422 Muhlenberg St, Marie Pierre, 1400 Hampden Blvd, Rdg, 19604, purchased Dec 2003

No one stepped forward.

Ms. Butler stated that these properties meet the bight criteria. In summary:

- All notices were posted and mailed either January 28th or 29th, 2013
- 618 Birch St: Water delinquency \$1618.08 and off 4/2010, 2012 City, School and County Taxes delinquent \$1147.41, Electric off, Gas inactive since 2009; Trades no visible exterior deficiencies; Codes – QoL weeds and No Show fee \$410, Delinquent Recycling \$184.09,
- 211 Greenwich St: Water delinquent \$209.11 and off 12-2012; Electric on, Gas off since 2005, Trades - 1st floor porch rotting, prolonged neglect, no improvement since January; Codes – Citation for failure to repair porch roof, windows, siding, gutters, no firewall
- 1252 Perkiomen Ave: Water delinquent \$280.23 and off 6-2009, Delinquent taxes 2010, 11 and 12 \$3884.05; Electric off, Gas meter removed 2009; Codes – QoL trash, weeds, furniture and trash cans, unpaid work orders and housing permits \$4523.87
- 1340 N 10th St: Water delinquent \$129.86 and off 7-2012, Delinquent 2012 City, School, County taxes \$819.76, Electric off; Trades – poor repair, no change from January; Codes in amnesty program
- 915 N Front St: Water delinquent \$2860.54 and off 12-2010, Delinquent 2012 School taxes \$502.63; Electric off; Gas meter removed 2002; Trades - Front porch roof rotting, broken concrete steps, no change since January; Codes - Unpaid work orders \$43.63, QoL \$1048.63 Delinquent Recycling \$565.58
- 1453 Fairview St: Water delinquent \$10295.48 and off 8-2007, Delinquent City School and County Taxes 2011 and 12 \$2599.21; Electric off, Gas meter removed 2002; QoL \$320, Delinquent Recycling \$90.56, Liens \$9410.38 RAWA
- 922 Perry St: Water delinquent \$1742.87 and off 8-2011, Electric off, Gas inactive since 2011; Codes – citation handrails, peeling paint, sidewalk repair, QoL \$820, Delinquent Recycling \$1158.53
- 517 Perry St: Water delinquent \$2561.32 and off 2-2011, Trades – front porch deteriorating, no improvement since January; Codes – citation failure to repair porch, unpaid housing permits, work orders QoL \$909.38; Delinquent Trash and Recycling \$1156.54
- 522 Heine St: Water delinquent \$83.61 and off 7-2012, Delinquent City, School and County Taxes 2012 \$1777.53; Codes – unpaid work orders and QoL weeds and trash \$858.63; Delinquent Recycling \$184.09 – Foreclosure Customers Bank
- 641 S 10th St– Water delinquent \$1090.40 and off 12-2011, Delinquent taxes 2010, 11 and 12 \$1827.71, Trades – front porch rotted, bowed roof, threat of collapse, no improvement since January; Codes – Unpaid work orders and QoL snow, grass and trash \$3001.95, Delinquent Trash and Recycling \$1128.43

- 741 N 2nd: Water delinquent \$2567.75 and off 9-2012, Delinquent taxes 2009, 11 and 12 \$2327.47, Trades – fence collapsing and front steps rotting, Unpaid work orders \$699.38, QoL \$1865, Liens Taxes 2009, 10, 11 \$2091.36, Trash and Recycling 2005-09 \$1325.88
- 526 Douglass St, Casimir Edner, owner, Water delinquent \$1572.84 and off 10-2009; Electric on, Gas off since 2006; Unpaid work orders, QoL and housing permits \$350.31, Trash and Recycling \$473.61
- 1422 Muhlenberg St, Water delinquent \$1479.55 and off 4-2010, Electric off, Gas meter removed; Trades – substantial fire damage, open roof, no windows, no improvement since January Codes – failure to repair, unpaid work orders \$745 and QoL \$480; Trash and Recycling \$184.09

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

Mr. Urena moved, seconded by Ms. Wolfe, to approve the certification of the Consent Agenda properties as blighted properties. The motion was approved unanimously.

Mr. Urena moved, seconded by Mr. Corcoran, to adjourn the meeting.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk